| 150.0 | 0002 | 0019.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 649,000 / 649,000 |
| | | | | | USE VALUE: | 649,000 / 649,000 |
| | | | | | ASSESSED: | 649,000 / 649,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 109 | | ROBBINS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TOURE BAKARY-BARRY |
| Owner 2: | TOURE CHIKAEBERE |
| Owner 3: | |
| Street 1: | 10 LEDGEWOOD RD |
| Street 2: | |
| Twn/City: | WESTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02493 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HAYES PATRICK J - |
| Owner 2: | - |
| Street 1: | 109 ROBBINS RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,590 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 922 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4590.000 | 202,800 | | 446,200 | 649,000 |
| Total Card | 0.105 | 202,800 | | 446,200 | 649,000 |
| Total Parcel | 0.105 | 202,800 | | 446,200 | 649,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 704.21 | /Parcel: 704.2

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 98904 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/24/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0019.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 202,800 | 0 | 4,590. | 446,200 | 649,000 | 649,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 183,500 | 0 | 4,590. | 418,300 | 601,800 | 601,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 183,500 | 0 | 4,590. | 345,800 | 529,300 | 529,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 183,500 | 0 | 4,590. | 317,900 | 501,400 | 501,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 183,500 | 0 | 4,590. | 290,000 | 473,500 | 473,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 171,800 | 0 | 4,590. | 284,400 | 456,200 | 456,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 171,800 | 0 | 4,590. | 264,300 | 436,100 | 436,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 171,800 | 0 | 4,590. | 251,500 | 423,300 | 423,300 | | 12/13/2012 |

!11726!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:51:55 |

**LAST REV**

| Date | Time |
|---|---|
| 03/27/18 | 10:17:18 |
| ekelly | |
| 11726 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98904 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HAYES PATRICK J | 47567-107 | | 8/2/2006 | | 469,000 | No | No | | |
| SULLIVAN MARY T | 46610-249 | | 12/6/2005 | | 410,000 | No | No | | |
| | 12445-57 | | 6/1/1973 | | 27,900 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/18/1996 | 537 | Manual | 4,455 | | | | | VINYL SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/24/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/15/2008 | Meas/Inspect | 197 | PATRIOT |
| 1/6/2000 | Inspected | 276 | PATRIOT |
| 12/9/1999 | Mailer Sent | | |
| 11/19/1999 | Measured | 272 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4590 | | Sq. Ft. | Site | | 0 | 80. | 1.22 | 9 | | | | | | | | | 446,159 | | | | | | 446,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10537 | Total SF/SM: | 4590 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 446,159 | Spl Credit | | Total: | 446,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 141.034 |
| Other Features: | 62300 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 249122 |
| Depreciation: | 46337 |
| Depreciated Total: | 202785 |

## COMMENTS

SINK IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | |

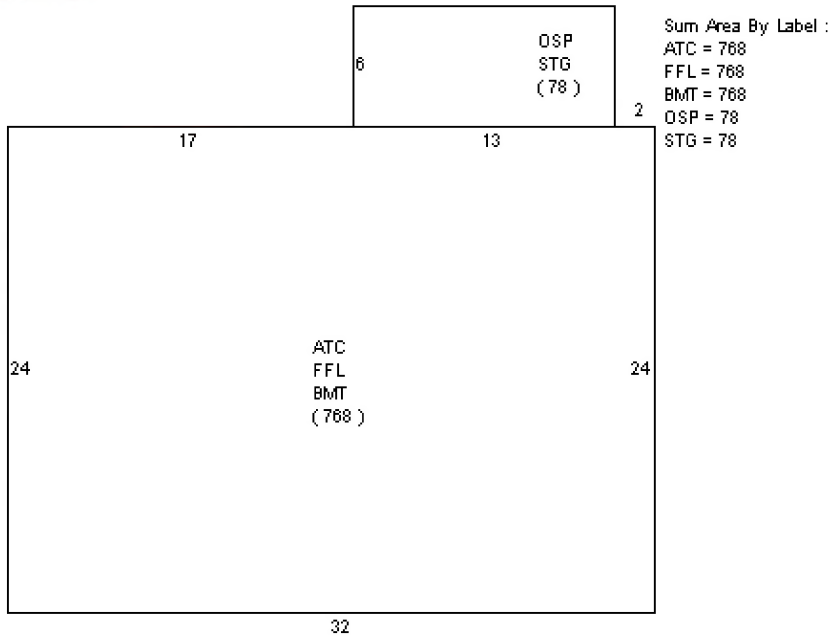
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 141.03 |
| Special Features: | 0 | Val/Su Net: | 103.42 |
| Final Total: | 202800 | Val/Su SzAd | 195.60 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 47.810 | 36,719 |
| FFL | First Floor | 768 | 141.030 | 108,314 |
| ATC | Attic | 269 | 141.030 | 37,910 |
| OSP | Screen Porch | 78 | 41.210 | 3,214 |
| STG | Storage | 78 | 8.520 | 665 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,961 | | | Total: | 186,822 |
| Size Ad | 1036.7999 | Gross Are | 2460 | FinArea | 922 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 20 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

150.0-0002-0019.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|